

ZONING AND BUILDING AGENDA

MAY 1, 2007

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

270960 DOCKET #7848 - J. CORDOVA, Owner, Application: Variation to reduce front yard setback from 30 feet to 24 feet (existing); and reduce right interior side yard setback from 10 feet to 7 feet (existing detached accessory structure) for a dormer only in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the east side of Alta Street, approximately 60 feet south of Wellington Avenue in Leyden Township. **Recommendation: That application be granted an extension of time.**

Conditions: None

Objectors: None

278662 DOCKET #8077 – C. SOBCZAK, Owner Application: Variation to reduce lot width from the minimum required 60 feet to 40 feet (existing); to reduce lot area from the minimum required 10,000 square feet to 4,970 square feet (existing); to reduce left and right side yard setbacks from the minimum required 10 feet to 4 feet; and to reduce rear yard setback from the minimum required 40 feet to 36 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.11 of an acre, located on the north side of 117th Street, approximately 43 feet east of Lawndale Avenue in Worth Township. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

278663 DOCKET #8078 – C. SOBCZAK, Owner Application: Variation to reduce lot width from the minimum required 60 feet to 43 feet (existing); to reduce lot area from the minimum required 10,000 square feet to 5,352 square feet (existing); to reduce right yard setback from the minimum required 10 feet to 5 feet; to reduce corner side yard setback from the minimum required 15 feet to 5 feet; and to reduce rear yard setback from the minimum required 40 feet to 36 feet for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.12 of an acre, located on the northeast corner of 117th Street and Lawndale Avenue in Worth Township. **Recommendation: That the application be granted a one year extension of time.**

Conditions: None

Objectors: None

286470 DOCKET #8254 – R. & G. MANAGEMENT, INC., d/b/a McDonalds, Owners Application: Variation to reduce setback 15 feet from front property line to 3 feet (existing) to add an electronic message center to existing on-premise advertising pole sign in the C-4 General Commercial District. The subject property consists of approximately 1.50 acres, located on the southeast corner of Oakton Street and Higgins Road in Elk Grove Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

286471 DOCKET #8255 – J. PENNY, Owner Application: Variation to combine two (2) lots into one (1); reduce lot area from 40,000 square feet to 13,257 square feet; reduce lot width from 150 feet to 100 feet; and increase the floor area ratio from .25 to .27 for a new single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the east side of Steward Street, approximately 100 feet north of Morse Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Department of Public Health Approval #16411

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

286472 DOCKET #8261 – C. FAZIO, Owner Application: Variation to reduce lot area from 40,000 square feet to 13,105 square feet (existing); and reduce lot width from 150 feet to 99 feet (existing) for a proposed single family residence on septic and well in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the west side of 113th Street, approximately 191 feet south of 155th Street in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Department of Public Health Approval #16561

286473 DOCKET #8265 – C., M. & J. SIRRIDGE TRUST, Owners Application: Variation to reduce lot area from 20,000 square feet to 16,275 square feet (existing); reduce right side yard setback from 15 feet to 11 feet (existing); and reduce left side yard setback from 15 feet to 10 feet (existing) for a sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the west side of Laurel Avenue, approximately 176 feet south of 57th Street in Lyons Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

286474 DOCKET #8266 – N. STEFAN, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 7 feet 6 inches for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the north side of west 74th Place, approximately 226 feet west of Nottingham Avenue in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

284765 DOCKET #8237 - TOM KANZLER, Beneficiary, Chicago Title Land Trust #1094089, Owner, 810 Arlington Heights Road, Itasca, Illinois 60143, Application (No. SU-07-02; Z07014). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the I-2 General Industrial District for an aggregate and concrete crushing and recycling operation in Section 32 of Hanover Township. Property consists of 4.8 acres located on the north side of West Bartlett Road, approximately 515 feet east of Tameling Court in Hanover Township. Intended use: Aggregate and concrete crushing and recycling. **Recommendation: That the application be granted.**

* The next regularly scheduled meeting is presently set for Tuesday, May 15, 2007.